

New Hampshire Council on Resources and Development

Office of Energy and Planning
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**Thursday, November 8, 2007
Office of Energy and Planning
57 Regional Drive, Concord, NH
Time 9:30 A.M.**

FINAL AGENDA

I. ROLL CALL AND INTRODUCTIONS

II. MINUTES:

A. Approval of CORD Meeting Minutes of October 12, 2007.

III. NEW BUSINESS

A. **Land Conservation Investment Program Monitoring and Enforcement Activities Report for 2007.** Report distributed by email on October 18, 2007.

ACTION: Formal vote to accept report is required.

IV. DISPOSAL OF STATE OWNED SURPLUS LAND REVIEW (SLR)

A. LEBANON

SLR 07-007

Request to sell approximately 16,500 square feet of land in Lebanon to Howard Laware, Railroad Avenue, Lebanon, NH.

The Department of Transportation requests to sell approximately 16,500 square feet of land in Lebanon to Howard Laware on Railroad Avenue. Mr. Laware is the owner of the former barracks building in the railroad yard and has leased the land under and surrounding the building since his father purchased the building from the Boston and Maine Corporation. Mr. Laware and his family have asked to purchase the land under the building and a small driveway and yard area in order to make the longstanding lease arrangement permanent and to help facilitate future improvements and repairs to the building. DOT reports the parcel is a sufficient distance from the railroad main line track and sidings to maintain current and future railroad operations.

STAFF REPORT

30-day review period ends July 20, 2007

Administrative Services: No comment.

Agriculture, Markets, and Food: No objection.

Bureau of Emergency Management: No comment.

Division of Historical Resources: No comment.

Education: No objection.

Energy and Planning: No comment.

Environmental Services: No objection. Since the lot is serviced by municipal water and sewer it is not required to conform to the minimum 30,000 square foot minimum lot size requirement as specified in DES's Subsurface Systems Bureau administrative rules. Supporting information was not available to determine if there is any residual railroad contamination on the lot. See letter on file.

Fish and Game: No objection.

Housing Finance Authority: No comment.

Health and Human Services: No objection.

Resources and Economic Development: No objection.

Safety Services: No objection.

Transportation: No comment.

Lakes Management Advisory Committee: Not applicable.

Rivers Management Advisory Committee: Recommends approval.

Public Waters Access Advisory Board: No comment.

State Conservation Committee: No objections, but due to the current activity in the area (business development, possible recreational opportunities, historical preservation, hazardous waste clean up) wonders if it would be prudent for the State to maintain its options until these issues have been settled or more fully scoped. See letter on file.

City of Lebanon: Requests the application be tabled until the September CORD meeting as the City has been working with the State on the roughly 8 acres near by Westboro property (clean up, revitalization, and acquisition), and has an interest in this property as part of its revitalization plan. See email on file.

Per email and phone conversations on September 4, 2007 the City is still interested in pursuing this property. The City intends to work with DOT to determine the fair market value of the property to assist them in their final decision-making. As the City had not reached a final determination they requested the item be tabled again at the September meeting. See email on file.

July 20, 2007 Discussion: Louis Barker of the Department of Transportation stated the Laware family worked for the railroad for many generations and were willed the building, not the surrounding land, when the railroad reduced operations. The building was converted to a home 50 or 60 years ago and Ms. Wilson of the NH Division of Historical Resources noted it is eligible for listing on the National Historic Registry. This is the Laware family's second request to purchase the land – the first being in the late '90's when they were denied. Selling this land will help the Laware family and eliminate property management responsibilities for the State. The sale of this property to the Laware's would result in compensation to the state and if approved an appraisal would be requested.

Ms. Czysz reported that the City of Lebanon had contacted her, stated they may have an interest in this property and requested that CORD table the request. Chairman Ignatius recommended tabling this request to allowing the City of Lebanon more time to determine their interest and provide all parties an opportunity for discussion.

July 20, 2007 Action: TABLE the request and ask that all affected entities work with each other to allow CORD to reach a decision.

September 6, 2007 Discussion: Mr. Barker presented CORD with copies of a letter from the Laware family that detailed the history of the Laware family's desire to acquire the property. Mr. Barker stated that the Laware's are very interested in purchasing the land and that they have been caring for it for 80 years. Chairman Ignatius referred to a letter submitted by the City of Lebanon in which they expressed interest in acquiring the land as part of their revitalization plan. The City asked CORD to table the request to provide additional time to determine fair market value and environmental condition of the property. The City met with the Laware family twice in an effort to reach an agreement that will benefit both parties and is sensitive to the Laware family's request.

Mr. Uncles asked if the State is obliged to give preference to local government entities by way of statute. Ms. Czysz responded that following the reviews conducted by CORD and the Long Range Capital Planning and Utilization Committee, the agency is required to make a priority offering to the municipality.

September 6, 2007 Action: TABLE the request to allow all entities involved additional time for discussion.

ACTION: Formal vote required.

VI. OLD BUSINESS

- A. HB710 Study Commission and Mapping State Owned Lands.** Update on the commission to study issues relative to the practice of leasing state-owned real estate on the shores of public waters and OEP progress to compile state agency map data of land holdings in proximity to water bodies.

B. Smart Growth Report - Implementation Plan. Complete the implementation plan for the report's prioritized recommendations. This is a continuation of work conducted at the January, March and May CORD meetings. Draft implementation plan distributed by email on August 23, 2007 and October 18, 2007.

C. CORD Procedures. Presentation of CORD's procedures prepared in 1987 and 1989 and discussion of possible updates to reflect recent statutory changes. Draft revised procedures distributed by email on October 18, 2007.

VII. NEW BUSINESS (continued)

A. State Geographic Information System Strategic Plan. The plan is available online at: http://www.nh.gov/oep/programs/GIS/strategic_plan.htm.

ACTION: Formal vote to endorse the report is requested.

VIII. CORD 2008 PROPOSED MEETING SCHEDULE

January 3, 2008

March 6, 2008

All meetings will be held at the Office of Energy and Planning, 57 Regional Drive, Concord, NH, unless otherwise noticed. Meetings begin at 9:30 AM.

IX. ADJOURNMENT